



ROCHESTER

Minnesota

MARION ROAD TRUNK SANITARY SEWER PROJECT ALTERNATIVE URBAN AREAWIDE REVIEW APPLICABILITY OVERVIEW

1. ***IF YOU LIVE IN THE PROJECT AREA AND HAVE A SEPTIC SYSTEM AND/OR WELL***

For subdivisions that are not under an orderly annexation agreement with the City of Rochester, the City does not require existing home or business owners to connect to City sewer and/or water when it is installed to serve a particular subdivision, as long as their private well or septic system is in good operating condition. If your private well and septic system are currently in good operating condition, you do not need to connect to public water or sewer. In subdivisions with available City services, connection is required when the respective private systems fail. If your subdivision is not covered by an orderly annexation agreement and sanitary sewer and water service are desired, the following steps must occur to connect:

- Subdivision residents petition the City for sewer and water service.
- A study is conducted to determine if it is economically and physically feasible for sewer and water extensions to be constructed.
- The City Council holds a public hearing about the feasibility report and the citizen petition.
- If the construction is feasible and the City Council approves the petition, the City and Township must enter into an annexation agreement.
- Before connections to individual homes can be made, connection agreements must be executed between the homeowner or business and the City.

Natural and cultural inventory information in this document may help you determine if there are resources on your land that could be considered for preservation or stewardship. If you are interested in pursuing preservation or stewardship options, please contact the Rochester-Olmsted Planning Department (ROPD) at (507) 285-8232.

2. IF YOU INTEND TO BUILD HOMES OR OTHER DEVELOPMENTS IN THE PROJECT AREA

Any proposed development would need to be reviewed for consistency with the AUAR and Mitigation Plan. If a development plan is not consistent with these documents or if there are other statutory requirements, the developer may need to conduct additional environmental documentation or review. In addition to this review, a determination would be made as to whether or not it is economically and physically feasible to construct sewer and water extensions to serve the proposed new development. Natural and cultural inventory information in the AUAR and the Mitigation Plan will be used to guide development. Design and construction would proceed only after all petitions, approvals, appropriate agreements, and annexation procedures are complete.

If your property is located within the Rochester Urban Service Area (USA), or even in some cases the Urban Reserve Area (URA), interim development may be allowed utilizing private wells and/or septic systems. In the case of interim development, residential development will be permitted through the creation of a special district as outlined in Section 62.90 of the *City of Rochester Code of Ordinances* and the submission of a General Development Plan (GDP) that illustrates how future development would be integrated with the interim development. This process will ensure a design pattern that would be consistent with a future (more dense) development pattern served by municipal sewer and water. The interim development process also requires the establishment of agreements for annexation and for future sewer and water hook-ups. An escrow account is required to pay for future costs associated with infrastructure development. Interim development will be limited to the established sewer districts within an USA serviceable by the City between 10 and 25 years from the date of approval. A schedule for sewer and water systems extensions must exist for the affected subwatershed service areas.

3. IF YOUR DEVELOPMENT PROJECT IS INCONSISTENT WITH THE HYPOTHETIC DEVELOPMENT SCENARIO

The AUAR forecasts a reasonable and feasible hypothetical development scenario based on approved land uses. Actual development densities and patterns will need to be monitored and compared to the development scenario. As a mitigation strategy, the City will track development in the project area. If your proposed development is not consistent with the hypothetical development scenario, you may be required to assist in updating this AUAR and/or undertake a separate environmental review process, such as an Environmental Assessment Worksheet (EAW).

4. IF YOU OWN PROPERTY IN THE PROJECT AREA, BUT DO NOT PLAN TO DEVELOP IT

Until such time as you plan to modify or develop property in the project area, the AUAR and Mitigation Plan do not directly affect your property. However, natural and cultural inventory information in this document may help you determine if there are resources on your land that could be considered for preservation or stewardship. If you are interested in pursuing preservation or stewardship options, please contact the ROPD at (507) 285-8232. If you decide to modify or develop your property Item 2 above applies and early coordination with the City is highly recommended.

